

**Board of Trustee Workshop**  
**July 6, 2010**

The Board of Trustees for the Village of Cold Spring held a workshop meeting on Tuesday, July 6, 2010 at 7:30 pm at Village Hall, 85 Main Street, Cold Spring, NY.

Attending: Mayor Seth Gallagher and Trustees Campbell, Falloon, Hustis and Serradas  
Also: Richard Turner, member of the Zoning Board of Appeals, Stephanie Hawkins, David Cooke, President of the Cold Spring Antique Dealers Association and L. Schevtchuk-Armstrong of the Putnam County News and Recorder

1. Composting toilets- Related correspondence was read as follows:

- a. Opinion from the Planning Board
- b. Response from Attorney Gaba
- c. Email from Airinhos Serradas requesting bond requirement

There was discussion about maintenance and property owner's responsibility, bond requirements, inspection fees, penalty provision and additional requirements such as hand washing facilities. As the public hearing process has begun, Mayor Gallagher favored consideration of the law as drafted and setting specifics by resolution. Trustee Serradas favored setting specifics prior to adoption and wanted to have input from HDRB, Zoning, and the Putnam County Health Department. The board agreed to take up the fine issue with S. Gaba at the monthly meeting.

2. Review of correspondence from the Zoning Board of Appeals regarding fence height code and definition of half story

Correspondence from Donald MacDonald, Chairman of the Zoning Board of Appeals was read as per attached. The ZBA put forth the following proposal with regards to fence heights:

In all yards fence height is limited to 4' 0" and fence posts to 4' 6" with the following exception:

Each parcel may have one length of fence no higher than 6' 0" and fence posts 6'-6" in either the rear yard or that portion of one side yard between the rear corner of the building closest to the rear and side property lines.

In no event can a fence higher than 4' be closer than 30' to the front property line.

After discussion, the board drew up recommendations to be sent back to the ZBA:

There was general support for allowing six foot fences on three sides- side and rear yards

The board did not support regulation of the fence styles. However, the board favored placing the "good side" of the fence toward the neighbor.

With regards to the thirty foot setback, there was some interest in allowing a setback that aligned with the centerline of the existing building or changing the distance from the front of the property. In an effort to move forward, Mayor Gallagher recommended sending the three side recommendation to the attorney and (ZBA) and investigating the setback issue at another time.

Also supported was seeking recommendations from the Special Board and Historic District Review Board.

The board offered no objections or recommendations to the half story definition recommended by the ZBA. The Board agreed to forward the outlined fence height regulation (allowing two side yard and rear fence height of 6', with 30 yard setback from front property line) and the half-story definition to Attorney Gaba for the drafting of a Local Law.

d. Correspondence

- a. A complaint regarding parking on Fair Street and difficulty getting in and out of driveway. Similar problems have been encountered by neighbors. Sidewalks on Fair Street are scheduled for repair and these issues will be considered at that time. Board members were asked to visit this location and become familiar with the issues.
- b. Problem with Main Street residents putting out garbage out on Kemble Avenue two days prior to pickup
- c. Grant Action News – All members asked to have this publication sent to their email
- d. Central Hudson regarding LED lighting area

A. Serradas read additional correspondence (attached) received today from P. Henderson, J. and T. Flagler and A. Sweet, M. Pfeffer and C. Boyle, and J. Hogan expressing concerns pertaining to the post office expansion and placing a parking lot on Marion Avenue.

- e. Application from R. Seroski for wedding at the bandstand on August 7<sup>th</sup>  
The Recreation Committee vote on this application was tied (2-2). Trustee Serradas recommended increasing the fee in the future. Mayor Gallagher moved to approve this application and seconded by Trustee Campbell. After additional discussion about raising the fees, Trustee Serradas moved to increase the fee to \$1,000 for the *next* application. There was no second to this motion at this time and Board members voted four to one to approve of this application with Trustee Hustis opposed. After this vote, Trustee Hustis then seconded the motion to raise fees to \$1,000 and subsequently amended to \$500. There was no second. Trustee Serradas amended to \$750. There was no second to this motion. Vote on changing fees to \$1,000

On roll call vote.

Trustee Hustis voting no

Trustee Campbell voting no

Trustee Falloon voting no

Trustee Serradas voting yes

Mayor Gallagher voting no

Motion not carried.

Trustee Serradas made a motion to change fees to \$750. There was no second.

- f. Request for vending permit from Chalet on the Hudson for summer music series In the past, this activity was performed by the Ladies Auxillary but they

are no longer interested. Mayor recommended a fee of \$50.00 for each event as a vending fee. Trustee Serradas moved to approve and seconded by Trustee Falloon. Mayor Gallagher amended to twenty-five dollars. There was no second. Board unanimously approved the permit with a fifty dollar fee.

g. Schedule meetings- no Board of Trustee workshop will be held on July 20<sup>th</sup> Stewart Waxman will attend the July 27<sup>th</sup> workshop to discuss the police contract negotiations with the board

Trustee Falloon moved to enter into executive session to provide a brief update on police negotiations and seconded by Trustee Hustis and unanimously approved. Trustee Serradas moved to exit from executive session and seconded by Trustee Falloon and unanimously approved.

Minutes taken from audio recording of meeting by Mary Saari, Village Clerk